

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
September 4, 2018
7:00 PM**

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER Chair

ROLL CALL Elizabeth Yang, Gay Q. Yuen, Ivan Lam, and Tammy Sam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None

[2.] CONSENT CALENDAR - None

2-A. APPROVAL OF MINUTES

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of July 3, 2018 and August 7, 2018; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 516 SOUTH LINCOLN AVENUE – (DRB-18-12)

The applicant, Simon Liu, is requesting design review approval for a new 677 square foot first floor addition, 1,461 square foot second floor addition, and interior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 516 South Lincoln Avenue in the R-2 (Medium Density Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 2,500 square feet.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-12) application; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS

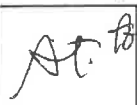
[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on September 18, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: September 4, 2018

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: Design Review Board Minutes

RECOMMENDATION:


It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meeting of July 3, 2018 and August 7, 2018; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: July 3, 2018 DRB regular meeting minutes
Attachment 2: August 7, 2018 DRB regular meeting minutes

ATTACHMENT 1

July 3, 2018 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
JULY 3, 2018**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, July 3, 2018 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chair Elizabeth Yang, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: None

ALSO PRESENT: Samantha Tewasart, Senior Planner, Jeffrey Rimando, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1254 WEST CREST WAY (DRB-18-08)

The applicant, Derrick Yu, is requesting design review approval for a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) continued the requested Design Review Board (DRB-18-08) application to the meeting of July 17, 2018.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 701 FONTINI PLACE (DRB-18-09)

The applicant, Paul Cheung of Grand Palace Construction, is requesting design review approval for a new 728 square foot second floor addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 701 Fontini Place in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-18-09) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-C MASTER SIGN PROGRAM – 145 EAST GARVEY AVENUE (DRB-17-14)

The applicant, Eddie Hsieh of Sign Art Co., is requesting design review approval for a new Master Sign Program at 145 East Garvey Avenue in the C-B, P-D (Central Business, Planned Development) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-14) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

Condition 15. The Final Master Sign Program under Section C. 2. must reflect only three acrylic colors, including red #2793, green #2030, and blue #2051.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-D. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 8-UNIT RESIDENTIAL DEVELOPMENT – 432-434 SOUTH ALHAMBRA AVENUE – (DRB-17-24)

The applicant, Eddy Wan of Coridan Fund 5, LP, is requesting design review board approval for the construction of an 8-unit residential development at 432-434 South Alhambra Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-24) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:55 p.m.

Next regular scheduled meeting on July 17, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

ATTACHMENT 2

August 7, 2018 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
August 7, 2018**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, August 7, 2018 at 7:00 p.m.

CALL TO ORDER:

Chair-Vice Gay Q. Yuen called the Design Review Board meeting to order at 7:03 p.m.

SWEAR-IN: City Clerk

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Vice-Chair Gay Q. Yuen, Member Ivan Lam, and Member Tammy Sam

Board Members Absent: Chair Elizabeth Yang

ALSO PRESENT: Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1254 WEST CREST WAY (DRB-18-08)

The applicant, Derrick Yu, is requesting design review approval for a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-18-08) application, subject to conditions of approval as stated in the staff report.

Motion: Moved by Member Lam and seconded by Member Sam, motion carried by the following vote:

Ayes: Members: Yuen, Lam, and Sam
Noes: Members: None
Absent: Members: None
Abstain: Members: Yang

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:30 p.m.

Next regular scheduled meeting on August 21, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development



Design Review Board Staff Report

DATE: September 4, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 516 South Lincoln Avenue (DRB-18-12)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-12) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Simon Liu, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 516 South Lincoln Avenue. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Property Description

The property is located on the east side of South Lincoln Avenue, five lots north of East Graves Avenue. The lot is 9,556 square feet in size, slopes down towards the rear, and is currently developed with a 1,128 square foot single-story single-family residential dwelling with a detached 2-car garage.

The surrounding properties located to the north, south, east and west are zoned R-2 and developed with either single-family or multi-family residential properties. The subject and adjacent properties are on a hillside. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached and detached 2-car garages, and a mixture of hip and gable roof designs built between the 1940's and 1960's.

Project Description

The applicant is proposing a new 677 square foot first floor addition, 1,461 square foot second floor addition, and interior remodel of the existing dwelling. The total living area will be 3,183 square feet. Based on the lot area of 9,556 square feet, the maximum living area that can be built is 3,822 square feet. The proposed square footage will be 639 square feet less than the maximum square footage allowed. The building height of the dwelling will be 23 feet 4 inches. The R-2 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor, and 25 feet from the front and rear property lines.

The existing and renovated second floor area will include a living room, dining area, kitchen, 6 bedrooms and 5 bathrooms. The first floor addition includes 1 bedroom, 1 bathroom, a laundry room, and an attached 3-car garage. Based on the total number of bedrooms, the new attached 3-car garage and two designated unenclosed parking spaces at the rear of the property meet the required parking for the single-family dwelling.

Architecture

The existing house was built in 1960 and has a mid-century architectural style with a low pitch hip roof and stucco covered exterior walls. The proposed architectural style is contemporary. The new addition and existing exterior walls will have light beige sand-finish stucco (Cal Dorado Stucco: Pueblo W-63). The windows will be dual-pane, sliding vinyl windows (Jeld Wen: Sliding Window, White). The front entry door (Jeld Wen: Design-Pro Fiberglass Panel Mahogany ½ View 2-panel) will be pre-hung mahogany color door. The balcony railings will be custom black wrought iron. The exterior light fixtures will be 6-inch diameter wall lantern, black powder coated finish aluminum with clear glass and LED lighting.

The roof will be gable and have dark black asphalt shingles (GAF: 3-Tab Roofing Shingles, Royal Sovereign - Charcoal). The roof eave fascia boards will be painted off-white (Behr: Navajo White MS-40). The rain gutters and downspouts will be aluminum painted off-white. The garage door will be aluminum white with plain windows (Clopay: Classical Collection).

Landscaping

As part of the new construction of the single-family residential dwelling, the property will include existing and new landscaping as well as a water efficient irrigation system within the landscaped areas to minimize water run-off. The trees include Yucca, Chinese Elm,

Fig, Pine, and Cypress. The landscaping consists of a mixture of sod, shrubs, and perennials, including Orchid Rockrose and Lantana. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped June 28, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 2,892 square foot addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-18-08), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, an irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs